

ANNUAL MONITORING REPORT 2008-2009

Forward Planning Manager

Wards

Countywide

Purpose

1. To consider the Annual Monitoring Report 2008-2009.

Financial Implications

2. None.

Introduction

3. The Planning and Compulsory Purchase Act 2004 introduced provisions and requirements including the regular review and monitoring of development plans through mandatory Annual Monitoring Reports (AMRs).
4. Annual Monitoring Reports are required to assess the implementation of the Local Development Scheme; and the extent to which policies in the Local Development Documents are being achieved. The Council's AMR prepared to meet the requirements of the planning system is attached to this report. The AMR assesses the extent to which the objectives of UDP policies are being achieved and contains a comparator with last years AMR. AMRs are based on a period running from 1st April to 31st March and submitted to the Secretary of State no later than the following 31st December.
5. The AMR covers all annual monitoring study findings and will enable a coherent and consistent approach to be taken in the assessment of the extent to which policies within the UDP and subsequent Local Development Documents are being achieved.

Structure and Content of the AMR 2008-2009

6. In establishing the content of this AMR, the aim has been to continue with the structure of previous years to maintain consistency. The AMR largely follows the thematic division of the chapters in the UDP. It is divided into core subjects such as housing, employment, retail etc, for which there is available monitoring data. Objectives for each topic areas are identified and appropriate policies linked to these are set out. Where the UDP expresses a specific requirement to be met, this is identified as a target against which progress can be measured.
7. There are a number of instances where it is not possible to identify specific targets against which to measure how policies of the UDP are being implemented. This is because certain objectives do not lend themselves to target setting in the context of the UDP alone. In many cases the Plan is one

means of helping to achieve wider social or environmental aims and the application of a specific target is neither appropriate nor informative.

8. Indicators are used to measure the performance of policy aims against a target, or where there is no identified target; performance is measured against an objective. Each indicator is cross-referenced with those relevant policies of the UDP that are the key tools used to achieve the objectives and targets.
9. Throughout the report there are sections of analysis that interpret the monitoring results and compare the results of this AMR with those of previous years. It also identifies where data is currently lacking, an update on monitoring achievements to date and identifies where future monitoring could be enhanced to improve measurements of policy implementation.
10. A contextual section providing the background of regional planning guidance (the Regional Spatial Strategy) is contained within Appendix 2 of the document. It also provides statistical information that establishes a profile for Herefordshire.

AMR Findings

11. The overall assessment on whether the UDP objectives are being met in respect of the topic areas are provided in an executive summary. The monitoring results provide useful data for an annual assessment to be made, in many areas monitoring has been undertaken since 2004 been monitored and trends are only now emerging. However, in respect of housing and employment detailed monitoring has been undertaken over many years and clear trends apparent.
12. Housing – For the UDP since 1996 some 10,395 new dwellings have been completed in the county (this amounts to 85% of the UDP target of 12,200 new dwellings). Between 2001-2 and 2004-5 completions were below the rate anticipated. However, between 2005-6 and 2007-8 there was an increase in the rate of housing completions in the county with completions at levels which suggested the UDP housing target would be achieved by 2011. The downturn in the housing market over the recent past has impacted upon housing completions with 689 being completed in the last 12 months (a fall of around 20% from the 829 completed in 2007-8), the slow down in the market may well continue for the next few years and therefore the UDP housing target may not be fully achieved. The percentage of housing completions on previously developed or brownfield land at 80% (550) has again exceeded both regional and national targets. In terms of affordable housing, 208 units were completed in 2008-9 an increase over the previous year (141 units) which is the highest level recorded in the monitoring process. In addition, the preparation of the Local Development Framework provides an opportunity to review the UDP affordable housing policies and a number of options for this are set out in the Place Shaping Paper which will be published in January.
13. Employment - The amount of land developed for employment uses over the monitoring period was 10.22ha, above the average recorded since the 1980's. Around 63% of the completions in the year were located on previously developed (brownfield) land.
14. In the remaining areas of transport, town centres and retail, recreational and leisure, minerals, waste, development requirements, natural historic heritage and renewable energy, findings generally show that there has been progress towards

meeting targets or monitoring requirements during the 2008-09 monitoring period. The AMR also indicates that for the reporting period a total of 97 planning applications were approved subject to a Section 106 agreement. The total potential monetary value of those contributions was £3,939,493.00 and provides a breakdown of agreed planning obligations at parish level and details the community infrastructure that those contributions will support. This is the first year that details of the value of contributions have been included within the AMR.

RECOMMENDATION

THAT the Committee endorse the Annual Monitoring Report 2008-2009 and recommend its approval to Cabinet by the Cabinet Member (Environment and Strategic Housing).